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Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: AMY TEMES SENIOR PLANNER *AT*
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *chl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: MARCH 4, 2020

SUBJECT: DR19-178, GILBERT MEDICAL OFFICE BUILDING

STRATEGIC INITIATIVE: Prosperous Community

To allow for the development of a new medical office building.

RECOMMENDED MOTION

Approve the Findings of Fact and approve DR19-178, Gilbert Medical Office Building: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 5.52 acres, generally located at the north of the northeast corner of Rome and Melrose Street and zoned General Office (GO) with a Planned Area Development (PAD) overlay.

APPLICANT

Company: DLR Group
Name: Doug Pahls
Address: 6225 N. 24th Street #250
Phoenix, AZ 85016
Phone: 602-549-3277
Email: dpahls@dlrgroup.com

OWNER

Company: Colin Brown
Address: 4455 E. Camelback Road #A242
Phoenix, AZ 85018
Phone: 602-463-5682
Email: cb@whiteboardinc.net

BACKGROUND/DISCUSSION

History

Date	Description
<i>February 28, 2006</i>	Town Council adopted Annexation No. A05-19, Ordinance No. 1699, annexing approximately 165 acres including the subject site.
<i>August 29, 2006</i>	Town Council approved Z06-55, Ordinance No. 1813, rezoning the subject site from Maricopa County residential to General Office (GO) with a PAD overlay.

Overview

The proposed Gilbert Medical Office Building is a single-story, 22,325 sf shell office building providing medical office space for physicians and other medical-related uses. The location of the proposed project is 3717 S. Rome St., which is within ¼ mile of the Mercy Gilbert Medical Center.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	General Office	General Office PAD	Congregate Living
South	General Office	General Office PAD	Behavior Health Hospital
East	General Office	General Office PAD	Vacant
West	General Office	General Office PAD	Orthopedic Rehabilitation Center
Site	General Office	General Office PAD	Vacant

Project Data Table

Site Development Regulations	Required per LDC	Proposed
Building SF	-	22,325 SF
Maximum Building Height (ft.)/(Stories)	55’/3 story	23’4”/1 story
Minimum Building Setback (ft.)		
Front	25’	25’
Side (Non-residential)	7’6” internal to PAD	7’6” internal to PAD
Rear (Non-residential)	20’	20’
Separation Between Buildings (ft.)		
Minimum Required Perimeter Landscape Area (ft.)		
Front	25’	25’
Side (Non-residential)	7’6” internal to PAD	7’6” internal to PAD
Rear (Non-residential)	20’	20’
Landscaping (% of net lot area)	15%	20%
Off-Street Parking and Loading	149 spaces 4 passenger loading	149 spaces 4 passenger loading

DISCUSSION

Site

The site is a long east west orientation. Driveway locations were predetermined due to collector road spacing requirements and existing curb cuts. The applicant will use Rome Street as the primary access with a 28' wide access easement on the east as a secondary means of ingress/egress. The applicant worked with existing site constraints and was able to achieve building square footage goals and meet Town requirements. The medical office building is designed to accommodate a single or multiple medical oriented tenant. The primary orientation of the building is to the north where 4 passenger loading spaces are provided. An 8' refuse enclosure is provided at the far east end of the site that architecturally ties into the surrounding 4' parking screen walls. The walls are constructed of concrete masonry units by Trenwyth in Mission White. Turned CMU offers horizontal wall relief every 12' to 20' in a vertical rectangular pattern.

Landscape

The proposed landscape is consistent with the existing streetscape in the area. Thornless Palo Verde and Pistache trees are located on Rome Street and the private access easement to the east. Evergreen Elm are used as a perimeter tree with Mulga as the internal parking lot tree, which is consistent with the hospital landscape to the north. Shrubs and groundcover are used as colorful plantings in the landscape areas and foundation beds. Trumpet Creeper Vines are used on the trellises that encircle the building.

Grading and Drainage

The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division. Two shallow basins are in the roadway landscape with the remaining runoff being absorbed by under parking lot retention pipes.

Elevations, Floor Plan, Colors and Materials

The long rectilinear parcel became a driving factor in the alignment of the building footprint. As a medical office, the owner/architect wanted to metaphorically express the medical use through the architecture. One of the tenants is a spine surgery practice, which gave way to the vision expressing the human spine in 3 simple forms, representing the Cervical, Thoracic, and Lumbar spinal sections. The "vertebrae" of the spinal sections would be created through the use of masonry accents, windows, and vertical trellis elements. Building entrances are given prominence by increasing the size of the "vertebrae" and covered canopies have been added for protection from the elements and to mitigate solar heat gain. Color and material changes have also been used to reinforce the vertebrae concept while breaking up the mass of the building.

Mechanical equipment will be provided by the future tenants and will be placed on the roof and screened from view by the exterior parapet walls. Roof access is provided through a roof hatch located in the Fire Riser Room. There is no mechanical equipment proposed for the shell building. The roof is designed with a single ridge line running east and west, sloping to the north and south at 1/4-inch per foot to internal roof drains along the north and south exterior walls. The roof drains will drain to daylight at grade and sheet flow to parking areas. There are no exposed downspouts or roof scuppers.

The primary structure for the building is load-bearing masonry walls, steel columns/beams, open-web steel joists, and metal deck. Other materials include energy efficient insulated glass, anodized aluminum storefront frames, and pre-finished metal panels. The exterior paint color is Frostbite. The trellises are metal tubes painted Essential Brown. The window, doors and canopies are clear anodized aluminum. The windows are glass by Vitro in Azuria blue.

Lighting

There are four lighting types proposed: parking lot, emergency, decorative wall sconces and doorway lighting. The parking lights proposed are McGraw-Edison Galleonaire, Lumark Axcent, Mule Lighting EUE and Meru. All site lighting will be required to comply with Town codes.

Signage

Signage is not included in this approval. Administrative Design Review approval is required prior to permitting.

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR19-178, Gilbert Medical Office: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 2.52 acres, generally located north of the northeast corner of Rome and Melrose Streets and zoned General Office (GO) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the March 4, 2020 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Signage is not included in this approval. Administrative Design Review approval is required prior to submitting for sign permits.
4. The sidewalk depicted along the east driveway easement shall be deleted in order to match existing improvements in which no sidewalks were required.
5. The ADA ramps shall depict the truncated domes, so the ramps locations are identified per MAG detail 236-3.
6. Sight Visibility Triangles will be depicted on the Landscape Plan per Town of detail GIL-212 with a design speed of 30mph.

7. Construction documents shall match the as-built improvements at the shared access along the southeast corner of the site.

Respectfully submitted,



Amy Temes
Senior Planner

Attachments and Enclosures:

- 1) Finding of Fact
- 2) Notice of Public Hearing
- 3) Aerial Photo
- 4) Site Plan
- 5) Landscape
- 6) Grading and Drainage
- 7) Colors and Materials
- 8) Elevations
- 9) Floor Plans
- 10) Lighting

FINDINGS OF FACT
DR19-178, Gilbert Medical Office Building

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

Notice of Public

DR19-178 Gilbert Medical Office Building

Attachment 2 - NOPH

March 4, 2020

PLANNING COMMISSION DATE:

Wednesday, March 4, 2020* TIME: 6:00 PM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

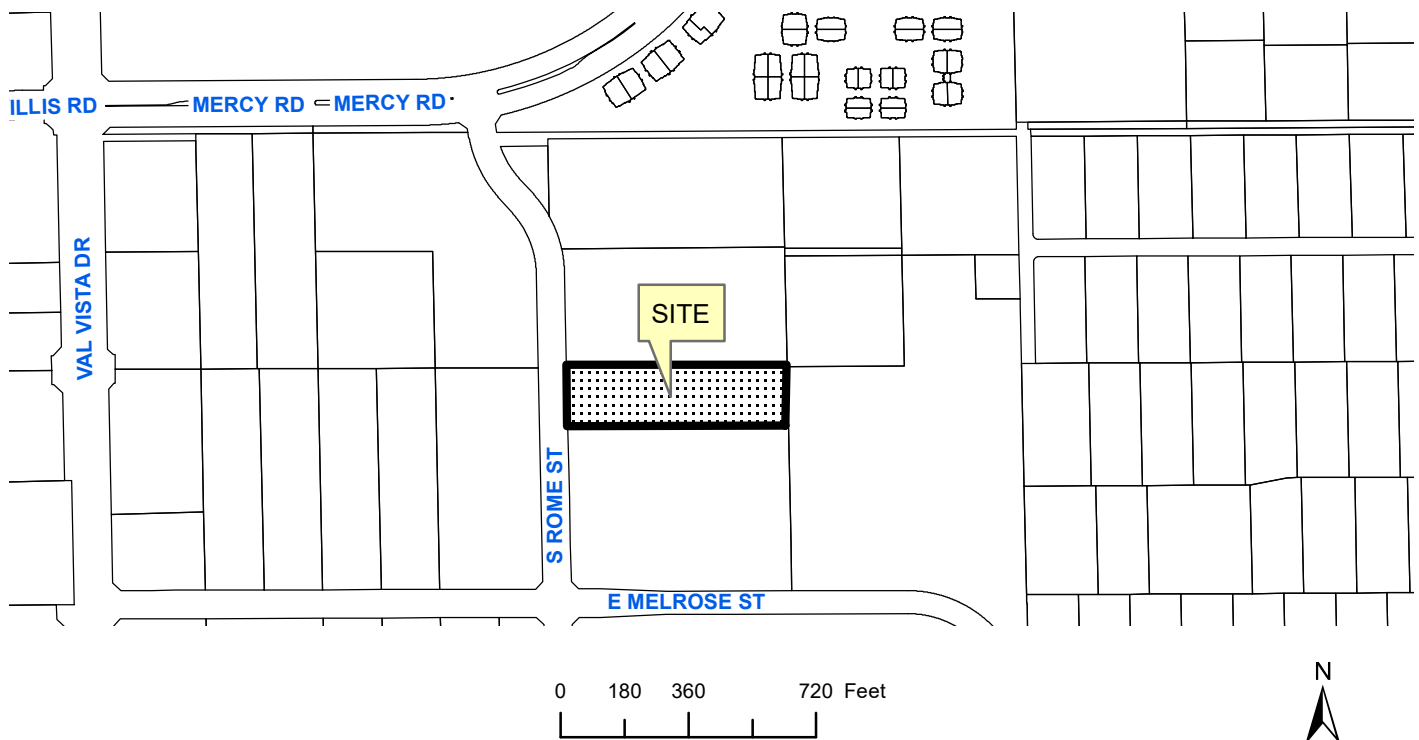
***Call Planning Division to verify date and time: (480) 503-6729**

* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission

REQUESTED ACTION:

DR19-178 GILBERT MEDICAL OFFICE BUILDING: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.52 acres, generally located north of the northeast corner of Rome and Melrose Streets and zoned General Office with a Planned Area Development (PAD) overlay.

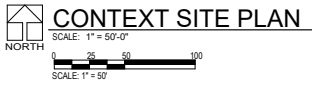
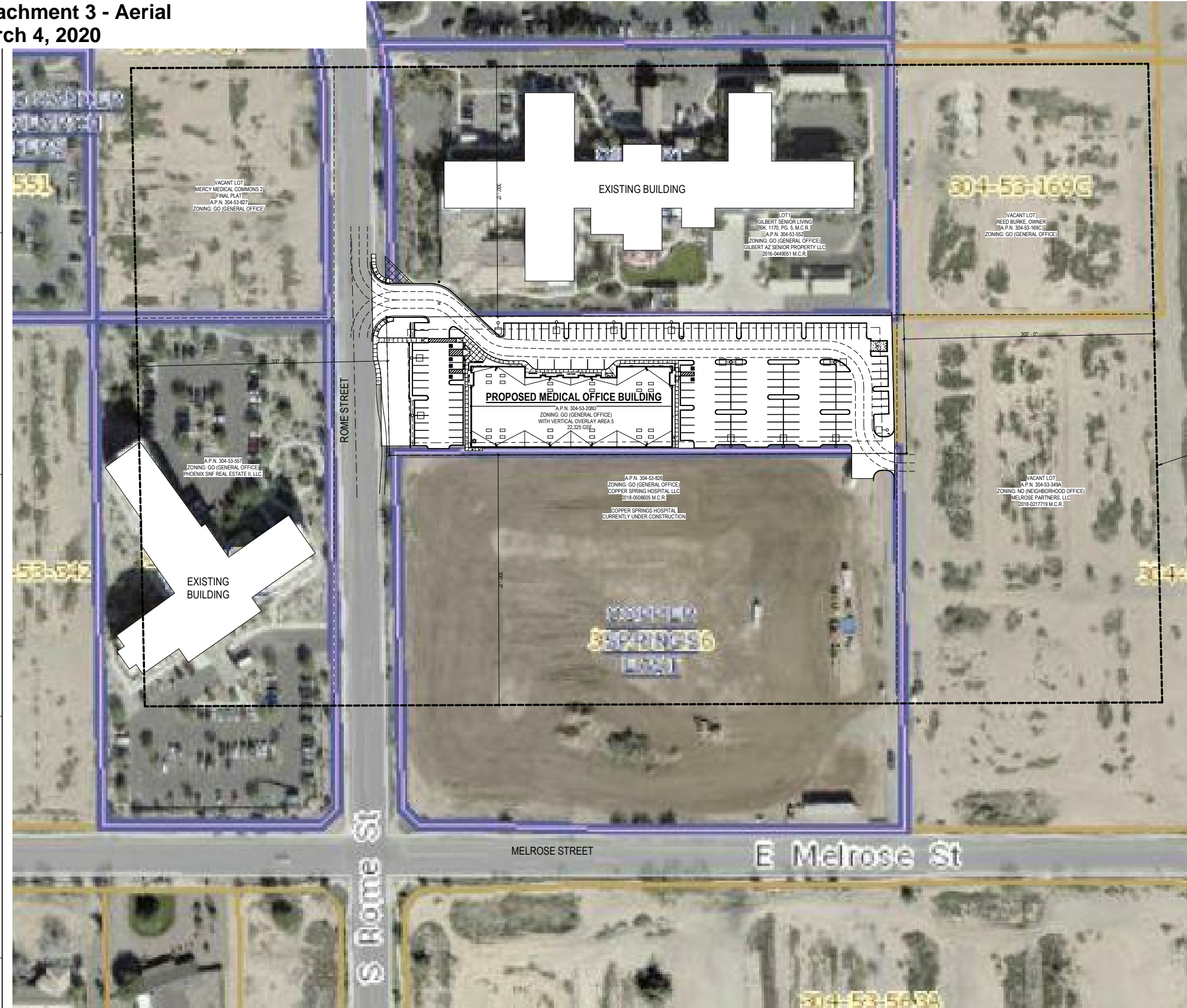
SITE LOCATION:



**APPLICANT: DLR Group
CONTACT: Doug Pahls
ADDRESS: 6225 N 24th St, Ste. #250
Phoenix, AZ 85016**

**TELEPHONE: (602) 549-3277
E-MAIL: dpahls@dlrgroup.com**

DR19-178 Gilbert Medical Office Building
Attachment 3 - Aerial
March 4, 2020



GILBERT FIRE DEPARTMENT NOTES

General Fire Plan Submittals:
These notes are required to be on the commercial, industrial and multi-family plans for all submittals.
Construction within the Town of Gilbert shall comply with the 2012 International Fire Code (IFC) as amended and adopted by fire code sub-sections 10-37-1, 10-37-2, and 2012 Fire Code Interpretations & Regulations
The applicant is responsible to identify and coordinate deferred submittals.
Plans and specifications for fire alarm systems, automatic fire extinguishing systems, and standpipes shall be submitted to the Permitting & Plan Review Department for review and approval prior to installation.
A Knox Box is required at every fire sprinkler riser room. When rapid access would be compromised by long travel distances, Knox Boxes shall be required at other locations at the discretion of the Fire Official. Refer to 2012 Fire Code Interpretations & Regulations 12-506.1 Key Boxes.
General Fire Department Access:
Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved within Gilbert's jurisdiction.
The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The route is to be measured around the building as the fire hose would be laid and shall be approved by the Fire Plans Examiner.
Apparatus access roads shall have a minimum unobstructed width of 20 feet (foc).
A minimum vertical clearance of 13'6" shall be provided for the apparatus access roads.
Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved means for turning the apparatus around. Fire apparatus turning radius is 35 feet inside and 55 feet outside (foc).
Fire lanes shall be marked by signs per TOG Detail #63 and/or curb painted red and labeled "FIRE LANE NO PARKING". Refer to 2012 Fire Code Interpretations & Regulations 12-D103.6 Fire Lanes.
Fire apparatus access roads shall have a maximum grade of
• 0-6% grade ABC 6" 95% compaction
• 6-10% grade concrete asphalt, 4" or more
• Grades steeper than 10% shall be approved by the Fire Official.
Fire Hydrant Requirements:
The minimum number of fire hydrants shall not be less than required per Appendix C in the IFC.
A fire hydrant shall be located within 150' of the fire department connection (FDC). The route is to be measured as the fire hose would be laid out and shall be approved by the Fire Plans Examiner.
A 3-foot clear space shall be maintained around the circumference of all fire hydrants
General Fire Sprinkler Requirements:
Plans and specifications for fire sprinkler systems exceeding 19 heads submitted for review shall be sealed by a qualified Arizona Registrant in fire sprinkler design. The installing contractor's name, address and phone number are to be included on the drawings and calculations submitted for review and approval. As-built drawings will be required where field changes are made to the designed drawings. When piping and/or sprinkler heads are added to initial sprinkler system installations, updated calculations will be required.
Fire sprinklers shall be installed in accordance with the current NFPA referenced standards and the Town of Gilbert sprinkler ordinance.
The fire sprinkler riser room shall comply with Town of Gilbert fire code amended Section 901.4.6.
Fire department inlet connections (FDC) shall be located on the address side or natural approach of the building it serves and shall identify the building(s) served with a permanent sign.
Fire hose threads and fittings used in connection with automatic sprinkler systems shall National Standard Thread.
Control valves and water flow switches for automatic sprinkler systems shall be electrically monitored where the number of sprinkler heads exceeds 19, IFC Section 903.4.
An exterior fire sprinkler system alarm bell shall be mounted above the fire riser room door.
General Fire Alarm Requirements:
Plans and specifications for fire alarm systems submitted for review shall be sealed by a qualified Arizona Registrant in fire alarm system design. The installing contractor's name, address and phone number are to be included on the drawings and calculations submitted for review and approval. As-built drawings will be required where field changes are made to the designed drawings. When additional wiring and devices are added to fire alarm systems, updated voltage drop and battery calculations will be required.
Fire Alarm Requirements for Non-separated Mixed Occupancies: Occupancies that depend on occupant load criteria to determine when a fire alarm system is required shall use the total building occupant load using the most restrictive occupancy classification and extend the fire alarm system to all occupied areas of that building in accordance with applicable code and standard. The fire alarm requirements shall be based on the most restrictive fire protection system requirement of IFC Chapter 9.
Alarm initiating devices, alarm signaling devices and other fire alarm system components shall be designed and installed in accordance with 2012 IFC and current NFPA referenced standards.
Duct smoke detectors that are concealed from view, installed more than 10 feet above finished floor or in arrangements where the detectors alarm indicator is not readily visible to responding personnel it shall have a visible and audible supervisory signaling device at the ceiling level or sight obstruction at each detector. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required.
Fire Safety During Construction:
An all-weather access road designed to support the imposed load of fire apparatus weighing up to 85,000 pounds shall be installed and maintained at all times. Sites shall have two points of access or as indicated at plan review or by the Fire Inspector. Unpaved surfaces shall have a minimum ABC 6" depth compaction to 95% and 20' wide. No vehicle parking or building material off-loading allowed on the emergency access road. Fire land signs are required to be posted along the road.
Signs shall be posted at each required street entrance indicating emergency vehicle entrance, the project name, the project address and an emergency contact number of a company representative.
The sign shall be a minimum of 24" high x 36" wide with white reflective background and 3" red reflective letters.
All site hydrants shall be installed and accepted by the Town Engineering Department prior to combustible materials being delivered to the construction site.
Temporary dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved means for turning the apparatus around.
Fire hydrants provided during construction shall be located along the fire apparatus access roadway.
Fire hydrants provided during construction shall be protected from vehicular damage.

ADOPTED MODEL CODES

- 2012 INTERNATIONAL BUILDING CODE (IBC)
- 2012 INTERNATIONAL MECHANICAL CODE (IMC)
- 2012 INTERNATIONAL PLUMBING CODE (IPC)
- 2012 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AS A VOLUNTARY CODE
- 2012 INTERNATIONAL FIRE CODE (IFC)
- 2011 INTERNATIONAL ELECTRIC CODE (IEC)
- INTERNATIONAL GREEN CONSTRUCTION CODE AS A VOLUNTARY CODE
- THE ARIZONANS WITH DISABILITIES ACT AND IMPLEMENTING RULES
- BUILDING AND CONSTRUCTION REGULATIONS CODE OF THE TOWN OF GILBERT, ARIZONA - 2013 EDITION

Westlake
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Leskosky



NOT FOR
CONSTRUCTION

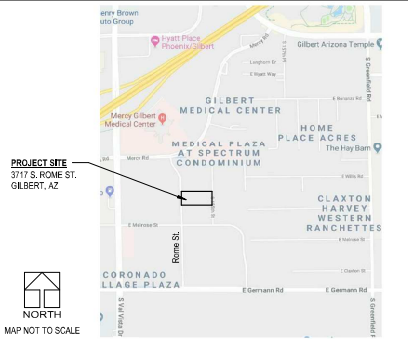
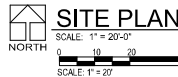
Gilbert Medical Office Building

Schematic
Design
11/4/2019
Revisions

30-19187-00
CONTEXT SITE
PLAN

DR-1.1

DR-1.0



BUILDING AND SITE DATA

BUILDING AREA

BUILDING GROSS F.	=	22,325 GSF
OCCUPANCY	=	B
GENERAL OFFICE	=	600 GSF
MEDICAL OFFICE	=	21,725 GSF

SITE DATA

EXISTING ZONING	=	GO WITH VERTICAL OVERLAY AREA 5
APN	=	304-53-209D
PROPOSED USE	=	GENERAL / MEDICAL OFFICE

SITE AREA

GROSS AREA	=	2.52 ACRES
NET AREA	=	2.37 ACRES

COVERAGE

NET AREA	=	109,237 SF
BUILDING AREA	=	22,325 GSF = 21.7%
OPEN SPACE	=	80,912 GSF = 78.3%

PARKING - REQUIRED

MEDICAL OFFICE	=	1/150 x 22,325 GSF =	149 SPACES
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PARKING - PROVIDED

STANDARD SPACES	=	139
VEHICLE ACCESSIBLE	=	5
ADA ACCESSIBLE	=	1
PATIENT LOADING	=	4
TOTAL PROVIDED	=	149

149 = 149 OK

INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE TO LOGAN SIMPSON DESIGN INC., AND LOGAN SIMPSON DESIGN INC. SHALL HAVE NO LIABILITY TO ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

DR19-178 Gilbert Medical Office Building
Attachment 6 - Grading and Drainage
March 4, 2020

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GILBERT MEDICAL OFFICE BUILDING

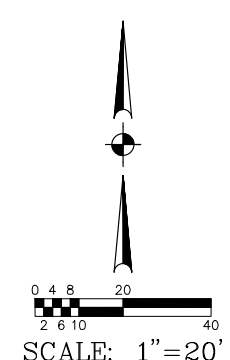
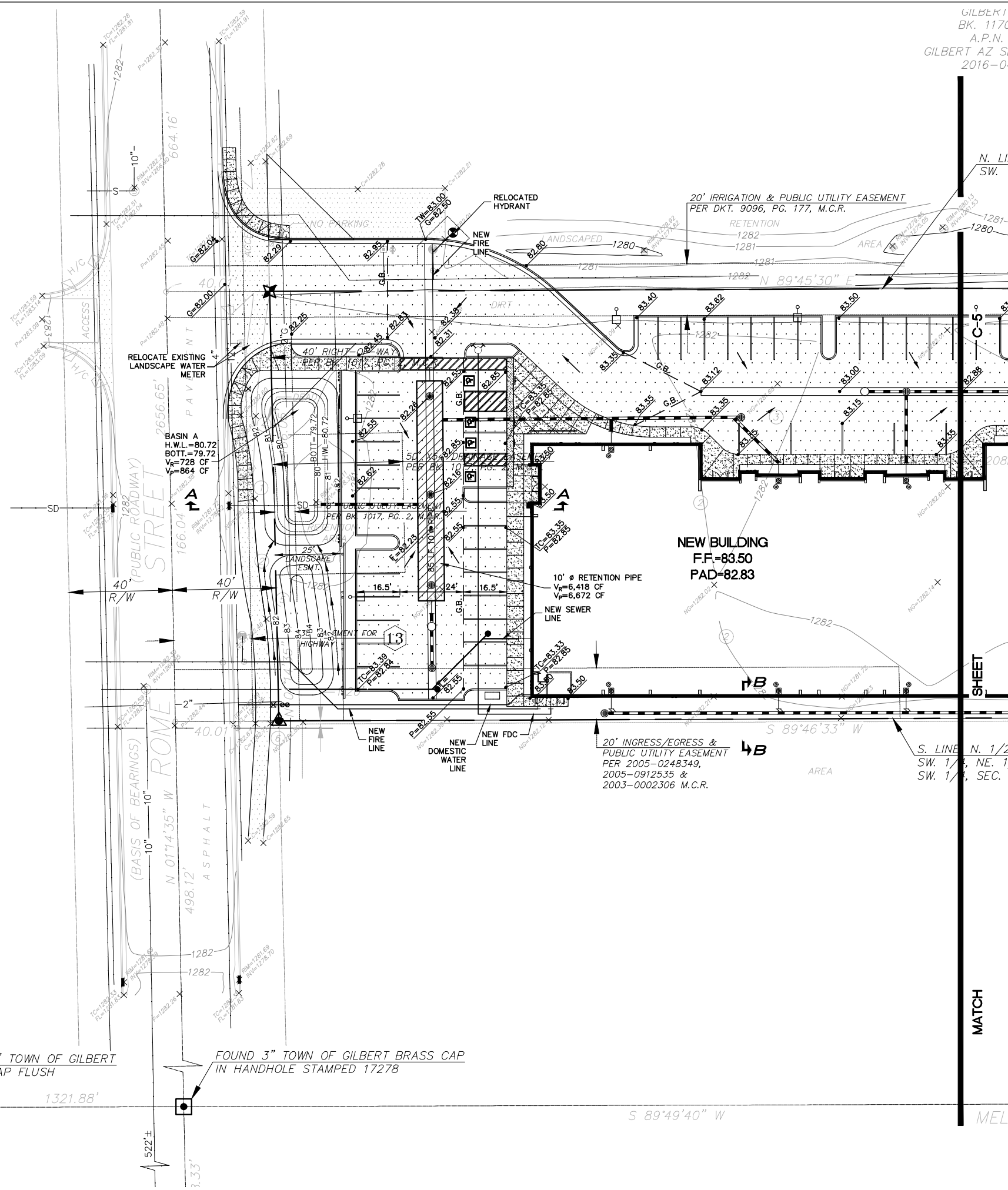
Gilbert Medical
3117 S. Rame Street
Gilbert, AZ 85237

DESIGN REVIEW SET

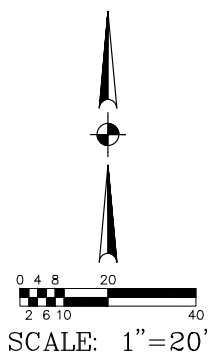
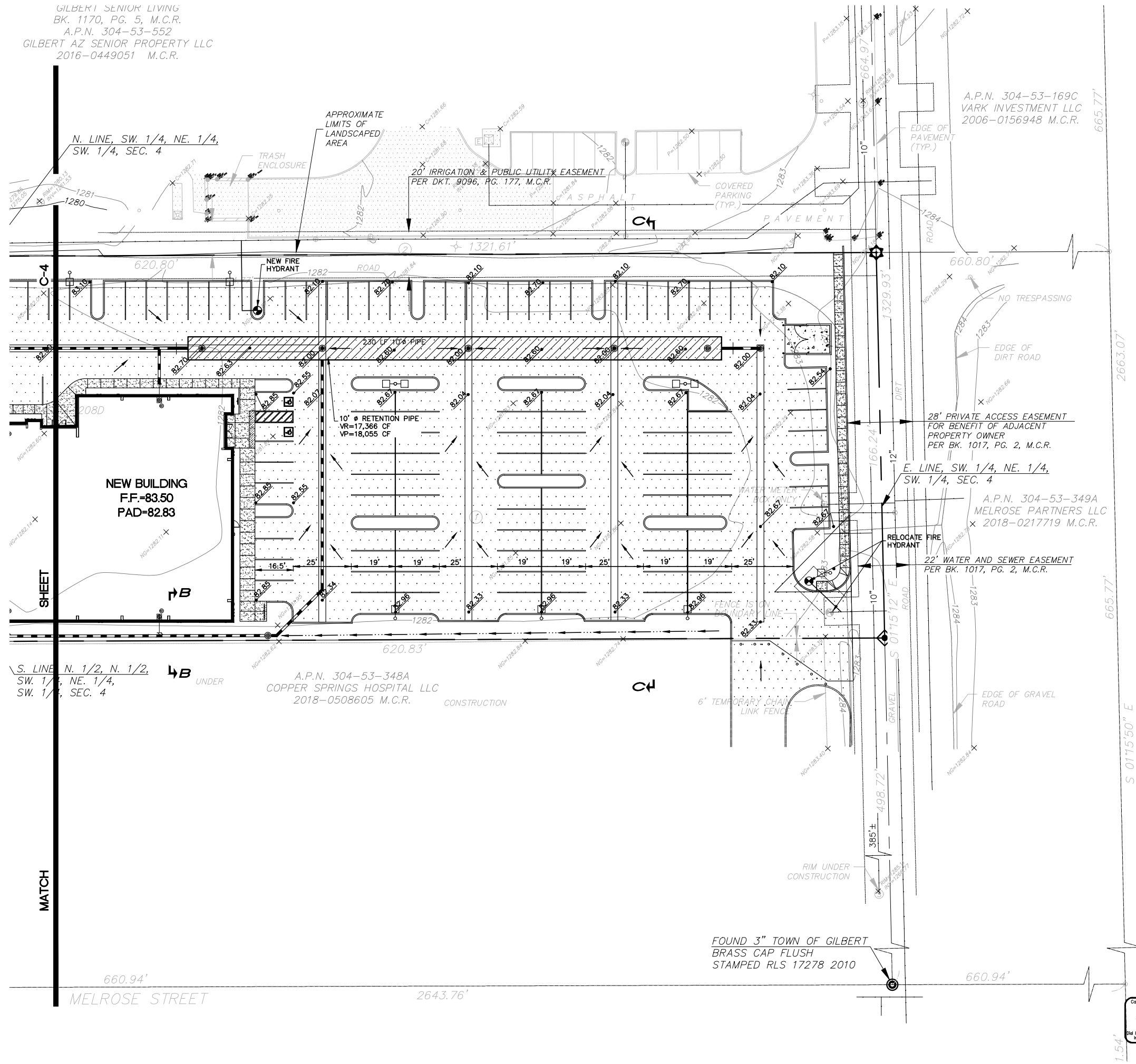
1-13-2020
Revisions

30-18160-00

HESS - ROUNTREE, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
9831 SOUTH 51ST STREET, SUITE C110
PHOENIX, ARIZONA 85044 (480)496-0244



GILBERT SENIOR LIVING
BK. 1170, PG. 5, M.C.R.
A.P.N. 304-53-552
GILBERT AZ SENIOR PROPERTY LLC
2016-0449051 M.C.R.



HESS - ROUNTREE, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
9831 SOUTH 51ST STREET, SUITE C110
PHOENIX, ARIZONA 85044 (480)496-0244

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Leskosky

DLR Group
DLR Group

Professional Engineer
DO NOT SCALE
FOR CONSTRUCTION
EXPIRES 3-31-21

GILBERT MEDICAL OFFICE BUILDING

Gilbert Medical
3117 S. Rame Street
Gilbert, AZ 85237

DESIGN REVIEW SET

1-13-2020
Revisions

30-18160-00

5 OF 5

C-5



BUILDING APPROACH FROM ENTRANCE DRIVE

TRELLIS
TRE-1

PARAPET CAP
M-1

ENTRY CANOPY
M-1

EXTERIOR MASONRY
CMU-1

STUCCO or EIFS SYSTEM
S-1



VIEW FROM EAST PARKING AREA



ENTRANCE TO SITE FROM ROME STREET

SPANDREL GLASS
SG-1

ILLUMINATED
TENANT SIGNAGE
(FUTURE)

ALUMINUM STOREFRONT
M-1

EXTERIOR INSULATED
GLASS
G-1

PARAPET CAP
M-1

TRELLIS
TRE-1

EXTERIOR MASONRY
CMU-1

STUCCO or EIFS SYSTEM
S-1



AERIAL VIEW LOOKING SOUTH

NOTE:
MATERIALS MIGHT BE SLIGHTLY DIFFERENT
ON RENDERERS BECAUSE OF SUN LIGHTING

EXTERIOR MASONRY



CMU-1
TRENDSTONE BY TRENWHYTH
COLOR= "MISSION WHITE"

STUCCO or EIFS SYSTEM



S-1
EXTERIOR PAINT
COLOR = DUNN EDWARDS - DE6274 "FROSTBITE"

TRELLIS



TRE-1
EXTERIOR PAINT
COLOR = DUNN EDWARDS - DE6203 "ESSENTIAL BROWN"

METAL FINISH



M-1
CLEAR ANODIZED ALUMINUM
COLOR = CUSTOM PER MANUFACTURER

LOCATIONS:

- WINDOW AND STOREFRONT SYSTEM FRAMES (MANUF: ARCADIA)
- FORMED METAL WALL PANEL @ ENTRY CANOPIES (MANUF: KINGSPAN)
- PARAPET WALL CAP (MANUF: CUSTOM)

GLASS

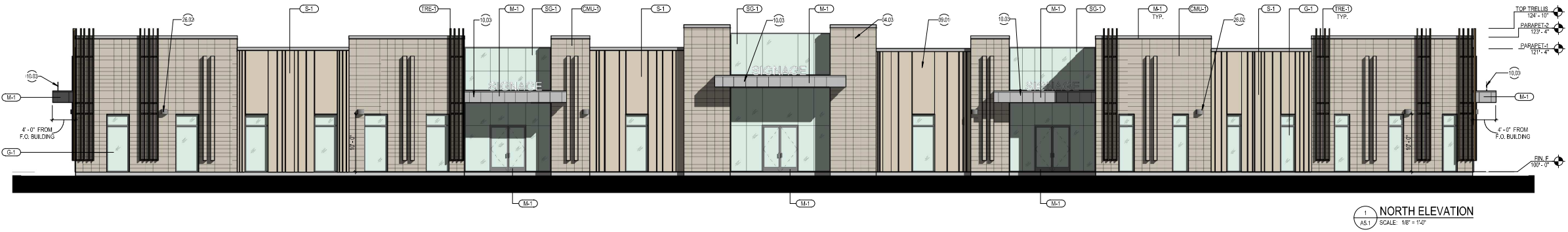


G-1
EXTERIOR INSULATED GLASS
COLOR = AZURIA
MANUFACTURER: VITRO

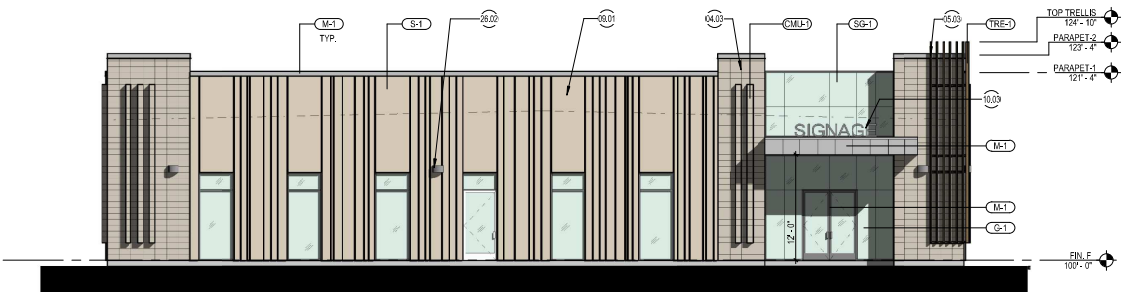
SPANDREL GLASS



SG-1
EXTERIOR SPANDREL GLASS
COLOR = AZURIA (TO MATCH "G-1")
MANUFACTURER: VITRO



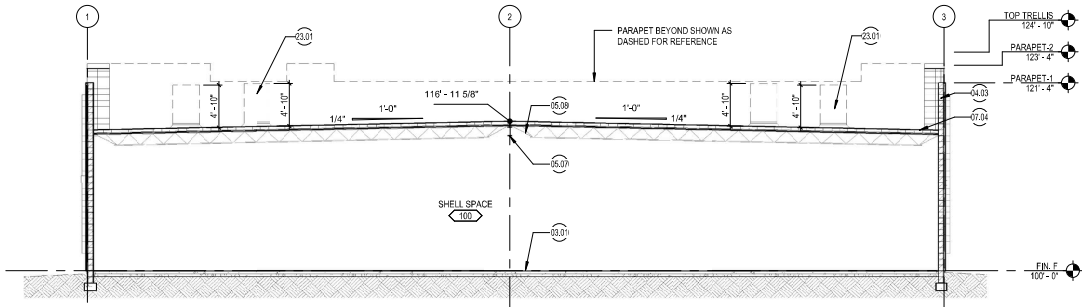
1 NORTH ELEVATION
A5.1 SCALE: 1/8" = 1'-0"



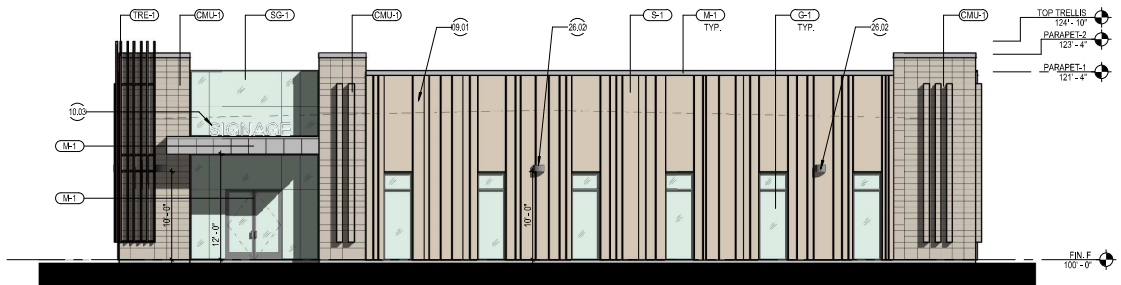
2 EAST ELEVATION
A5.1 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
A5.1 SCALE: 1/8" = 1'-0"



5 BUILDING SECTION
A5.1 SCALE: 1/8" = 1'-0"

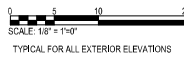


4 WEST ELEVATION
A5.1 SCALE: 1/8" = 1'-0"

FINISH LEGEND

- G-1 INSULATED GLASS**
MANUFACTURER: VITRO ARCHITECTURAL GLASS
COLOR = "AZURIA"
- M-1 WINDOW AND STOREFRONT SYSTEM FRAMES**
MANUFACTURER: ARCADIA
COLOR = CLEAR ANODIZED ALUMINUM
- FORMED METAL WALL PANEL @ ENTRY CANOPIES**
MANUFACTURER: MORN - A KINGSPAN GROUP COMPANY
COLOR = CLEAR ANODIZED ALUMINUM
- PARAPET WALL CAP**
MANUFACTURER: CUSTOM
COLOR = CLEAR ANODIZED ALUMINUM
- SS-1 SPANDREL GLASS**
MANUFACTURER: VITRO ARCHITECTURAL GLASS
COLOR = "AZURIA" (TO MATCH "G-1")

- CMU-1 CONCRETE MASONRY UNIT**
TRENDSIDE BY TRENNYTH
COLOR = MISSION WHITE
- S-1 STUCCO or EPS SYSTEM**
COLOR = DUNN EDWARDS
DE2274 "FROSTBITE"
- TRE-1 TUBE STEEL TRELLIS**
COLOR = DUNN EDWARDS
DE2003 "ESSENTIAL BROWN"
- PT-1 HOLLOW METAL DOOR AND FRAMES**
MANUFACTURER: VITRO ARCHITECTURAL GLASS
COLOR = "AZURIA" (TO MATCH "G-1")



LEGEND NOTES

- 03.01 4" CONCRETE SLAB OVER 4" ABC
04.03 CMU-1 WALL
05.00 PAINTED 7"x2" TUBE STEEL
05.07 STEEL BEAM
05.08 OPEN STEEL WEB JOIST
07.04 EPDM ROOFING SYSTEM
08.03 HOLLOW METAL FRAME WITH STEEL DOOR
09.01 EPS OR STUCCO SYSTEM
10.03 ANODIZED METAL DIMENSIONAL SIGNAGE, 18" HIGH X 2" DEEP LETTERS, HELVETICA FONT, ILLUMINATED WITH WHITE ACRYLIC FACE, FUTURE MECHANICAL EQUIPMENT
23.01 EXTERIOR LIGHT FIXTURE
26.02

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NOT FOR
CONSTRUCTION

Gilbert Medical Office Building - Shell Package

3/17/2020 12:35:19 PM

Schematic
Design
12/6/2019
Revisions

30-19187-00
EXTERIOR
ELEVATIONS

A5.1

LEGEND NOTES

- 05.01 ROOF ACCESS LADDER
10.01 PROPOSED FIRE DEPARTMENT KNOX BOX LOCATION
10.02 ROOF ACCESS HATCH (ABOVE)
26.01 SERVICE ENTRANCE SECTION (S.E.S.)

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Reed
Leskosky



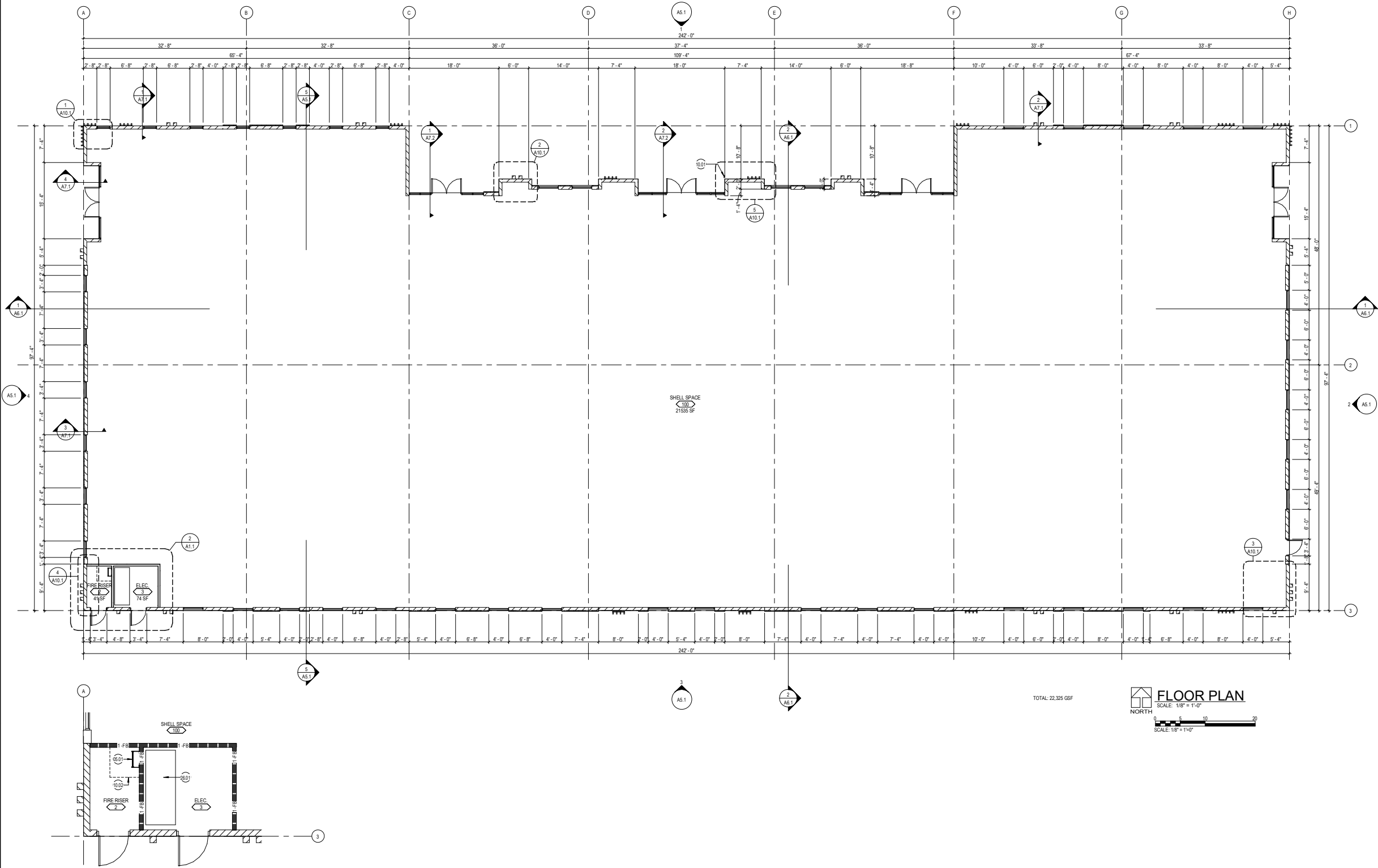
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Gilbert Medical Office Building

Schematic
Design
11/4/2019
Revisions

30-19187-00
FLOOR PLAN

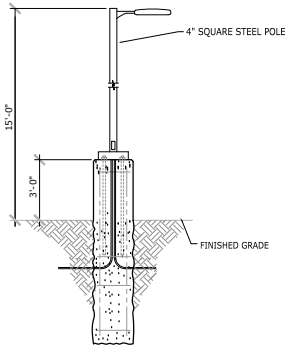
A1.1



FLOOR PLAN
SCALE: 1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

ENLARGED PARTIAL FLOOR PLAN
SCALE: 1/4" = 1'-0"
SCALE: 1/4" = 1'-0"

DRAWING INDEX					
SHEET NUMBER	SHEET TITLE	DATE	BY	CHKD	APP'D
E000	ELECTRICAL SYMBOL LIST AND SHEET LIST	11/04/2019			
E100	ELECTRICAL SITE LIGHTING PLAN & LIGHTING FIXTURE CUTSHEETS				
	TOTAL	2			



LIGHT POLE MOUNTING DIAGRAM FIXTURE TYPE:
S1, S2, S3, S4 AND S7
NTS

ELECTRICAL SYMBOL LIST

NOTE: THIS IS A MASTER SCHEDULE. NOT ALL SYMBOLS AND/OR ABBREVIATIONS CONTAINED HEREIN MAY APPEAR ON THE DRAWINGS.			
	FLUORESCENT FIXTURE - RECESSED, LAY-IN		SWITCHGEAR
	FLUORESCENT FIXTURE - RECESSED, FLANGED		PANELBOARD - SURFACE MOUNTED
	FLUORESCENT FIXTURE - SURFACE		PANELBOARD - FLUSH MOUNTED
	FLUORESCENT FIXTURE - SUSPENDED		EXISTING / RELOCATED PANELBOARD - SURFACE MOUNTED
	FLUORESCENT FIXTURE - OPEN STRIP WITH WIRE GUARD		EXISTING / RELOCATED PANELBOARD - FLUSH MOUNTED
	INCANDESCENT, H.I.D. OR MINI-FLUORESCENT - WALL MOUNTED		TRANSFORMER
	INCANDESCENT, H.I.D. OR MINI-FLUORESCENT - WALL BRACKET		ENCLOSED CIRCUIT BREAKER
	INCANDESCENT, H.I.D. OR MINI-FLUORESCENT - WALL WASH		FIRE ALARM EQUIPMENT
	LOW VOLTAGE INCANDESCENT FIXTURE		COMBINATION FIRE/SMOKE DAMPER
	CHANDELIER (PROVIDE 5X STRUCTURAL BACKING)		SMOKE DAMPER
	FAN (PROVIDE 5X STRUCTURAL BACKING)		SHUNT TRIP STATION
	SPOTLIGHT - 3-BOX OR TRACK MOUNTED - TRACK LENGTH AS INDICATED		CONTROL STATION AT +48" TO TOP UON (PER ADA)
	STEP LIGHT - SURFACE OR RECESSED, PER FIXTURE SCHEDULE		RELAY
	BOLLARD		CONTACTOR WITH INTEGRAL HOA SELECTOR
	POLE OR POST - ARM OR TOP MOUNTED CUT-OFF LUMINAIRE		MAGNETIC STARTER, SIZE 1 UON
	TWIN-LAMP BATTERY PACK - UNSWITCHED, WALL MOUNTED (LOCATE 12" BELOW CEILING U.O.N.)		DISCONNECT SWITCH: 30/3 UON (F= FUSIBLE (FEN), N=NONFUSED)
	TWIN-LAMP BATTERY PACK - UNSWITCHED, CEILING MOUNTED, FLUSH OR SURFACE PER FIXTURE SCHEDULE		COMBINATION STARTER & DISCONNECT: SIZE 1 UON
	EXIT LIGHT - FACES AND ARROWS AS INDICATED, UNIVERSAL MOUNTING, UNSWITCHED		VARIABLE FREQUENCY DRIVE
	EXIT LIGHT - COMBINATION SINGLE FACE. ARROWS AS INDICATED WITH TWIN LAMP BATTERY PACK, UNIVERSAL MOUNTING, UNSWITCHED.		SINGLE-PHASE MOTOR CONTROL ASSEMBLY: HP-RATED SWITCH AND POWER RELAY 20/1 (U.O.N.)
	EXIT LIGHT - LOW LEVEL: 6" - 8" A.F.F. TO BOTTOM, 4" MAX. OFF DOOR FRAME		PULLBOX - SIZE AND LOCATION AS REQUIRED
	LOW VOLTAGE		JUNCTION BOX - SIZE PER NEC REQUIREMENTS
	NEON		MECHANICAL EQUIPMENT DESIGNATION
	FIXTURE, EQUIPMENT ON EMERGENCY		MOTOR OUTLET
	SWITCHES AT +48" TO TOP UON (PER ADA)		LIGHTING FIXTURE DESIGNATION: TYPE F1, 120 WATTS QUANTITY = 3
	SWITCH - SINGLE POLE		EQUIPMENT LOAD SUMMARY (EXPRESSED IN KVA AND AMPS)
	SWITCH - THREE WAY		SHEET NOTE DESIGNATION
	SWITCH - OCCUPANCY TYPE		FEEDER DESIGNATION (SEE FEEDER SCHEDULE)
	SWITCH - EMERGENCY		CIRCUITING IN WALL OR ABOVE CEILING
	SWITCH - PILOT TOGGLE (CONFIRM LIGHTED POSITION)		CIRCUITING IN FLOOR OR BELOW GRADE
	SWITCH - KEYED OPERATED		TICS = NO. OF #12 WIRES IF MORE THAN TWO: ISOLATED GROUND WIRE
	SWITCH - SLIDER TYPE ELECTRONIC DIMMER (WATTAGE RATING AS REQUIRED)		HOMERUN: (4) #12, 3/4"C. TO PANEL A - CIR. 1,3,5
	SWITCH - MOMENTARY CONTACT: SPDT CENTER OFF UON		STUB-OUT
	MANUAL MOTOR STARTER - POLES AND HEATERS AS REQUIRED		COPPER GROUND (SIZE PER PLANS)
	PHOTOELECTRIC SWITCH - 1500 VA UON		MOISTURE SEAL-OFF
	SIGNAGE OUTLET CONNECTION		30/3 30 AMP / 3 POLE (REPRESENTATIVE)
	DEVICES AT +18" TO CENTER LINE UON (PER ADA)		AL ALUMINUM
	DEVICES MOUNTED IN MULTIPLE UNDER COMMON COVER MAXIMUM HEIGHT ON WALLS = +48" TO TOP UON (PER ADA)		AFF ABOVE FINISHED FLOOR
	DEVICES MOUNTED IN OR ABOVE BACKPLASH MAXIMUM HEIGHT ON WALLS = +48" TO TOP UON (PER ADA)		AFG ABOVE FINISHED GRADE
	DEVICES IN MULTI-COMPARTMENT FLUSH FLOOR MOUNTED UON		AIC AMP INTERRUPTING CURRENT
	RECEPTACLE - DUPLEX		ATS AUTOMATIC TRANSFER SWITCH
	RECEPTACLE - DUPLEX - HALF SWITCHED (TOP HALF)		BKBD BACKBOARD
	RECEPTACLE - DUPLEX - INTEGRAL GFCI CIRCUITRY		C CONDUIT (WITH PULL CORD IF OTHERWISE EMPTY)
	RECEPTACLE - DUPLEX - ISOLATED GROUND (ORANGE FACE): NEMA 520R/IG		CU COPPER
	RECEPTACLE - DOUBLE DUPLEX		(E) EXISTING TO REMAIN
	RECEPTACLE - DOUBLE DUPLEX - INTEGRAL GFCI CIRCUITRY		F FUSE (DUAL-ELEMENT, TIME DELAY)
	RECEPTACLE - SPECIAL TYPE (SEE ADDITIONAL NOTES)		FBO FURNISHED BY OTHERS
	RECEPTACLE(S) - CEILING MOUNTED		FFEN FUSE PER EQUIPMENT NAMEPLATE
	PLUG MOLD SURFACE RACEWAY SYSTEM (2-CIRCUIT WITH OUTLETS 18" O.C. U.O.N.) MOUNTED ABOVE BACKPLASH U.O.N.		GFCI GROUND FAULT CIRCUIT INTERRUPTER
	TELEPOWER POLE		GND GROUND
	SMOKE DETECTOR - LOCAL ONLY, 120V, W/INTEGRAL BATTERY AND ALARM HORN. WALL MOUNT AT 12" BELOW CEILING		HOA HAND-OFF-AUTOMATIC
	SMOKE DETECTOR - LOCAL ONLY, 120V, W/INTEGRAL BATTERY, STROBE, AND ALARM HORN. WALL MOUNT AT 12" BELOW CEILING		HP HORSEPOWER
	OUTLET - CLOCK		IG ISOLATED GROUND
	OUTLET - TELEPHONE		K KCMIL (300 KCMIL = 300K)
	OUTLET - DATA		NF NON-FUSED
	OUTLET - DOOR BELL/BUZZER		NIC NOT IN CONTRACT
	OUTLET - VOLUME CONTROL (+48" TO TOP UON)		NL NIGHT LIGHT
	OUTLET - SPEAKER 8" COAXIAL W/ BACK BOX AND GRILLE		NTS NOT TO SCALE
	OUTLET - THERMOSTAT (REF. MECHANICAL DRAWINGS)		(R) EXISTING TO BE RELOCATED
	TV / SECURITY CAMERA - FIXED (MOUNTING PER PLANS)		RGS RIGID GALVANIZED STEEL
	TV / SECURITY CAMERA - PTZ - PAN, TILT, ZOOM (MOUNTING PER PLANS)		TVSS TRANSIENT VOLTAGE SURGE SUPPRESSION
			UNSW UNSWITCHED
			UPS UNINTERRUPTIBLE POWER SUPPLY
			UON UNLESS OTHERWISE NOTED
			WP WEATHER PROOF (NEMA 3R)
			(X) EXISTING TO BE REMOVED
			XPMR TRANSFORMER

